

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Racine

State: WI

PJ's Total HOME Allocation Received: \$12,458,691

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: <div>10</div>				
% of Funds Committed	<div>92.62 %</div>	<div>94.61 %</div>	<div>7</div>	<div>91.92 %</div>	<div>53</div>	<div>57</div>	
% of Funds Disbursed	<div>92.20 %</div>	<div>91.18 %</div>	<div>3</div>	<div>82.65 %</div>	<div>89</div>	<div>90</div>	
Leveraging Ratio for Rental Activities	<div>3.84</div>	<div>3.57</div>	<div>6</div>	<div>4.67</div>	<div>49</div>	<div>42</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00 %</div>	<div>98.89 %</div>	<div>1</div>	<div>81.09 %</div>	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>81.35 %</div>	<div>80.32 %</div>	<div>5</div>	<div>68.72 %</div>	<div>64</div>	<div>69</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>71.43 %</div>	<div>76.73 %</div>	<div>7</div>	<div>79.93 %</div>	<div>21</div>	<div>21</div>	
% of 0-30% AMI Renters to All Renters***	<div>38.66 %</div>	<div>51.26 %</div>	<div>6</div>	<div>44.94 %</div>	<div>36</div>	<div>36</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>99.16 %</div>	<div>87.29 %</div>	<div>3</div>	<div>94.87 %</div>	<div>51</div>	<div>54</div>	
Overall Ranking:			In State: <div>4</div> / <div>10</div>		Nationally: <div>71</div> <div>73</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$24,352</div>	<div>\$14,522</div>		<div>\$25,717</div>	<div>119</div> Units	<div>8.40 %</div>	
Homebuyer Unit	<div>\$8,053</div>	<div>\$13,907</div>		<div>\$14,669</div>	<div>830</div> Units	<div>58.70 %</div>	
Homeowner-Rehab Unit	<div>\$11,905</div>	<div>\$15,702</div>		<div>\$20,391</div>	<div>152</div> Units	<div>10.70 %</div>	
TBRA Unit	<div>\$661</div>	<div>\$2,715</div>		<div>\$3,201</div>	<div>314</div> Units	<div>22.20 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Racine WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,019	\$46,315	\$14,013
State:*	\$63,508	\$73,551	\$17,520
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	2.6 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	19.5	20.0	75.7	22.9	Single/Non-Elderly:	35.6	15.1	36.8	75.2
Black/African American:	64.4	27.8	13.2	66.6	Elderly:	1.7	1.7	19.1	1.6
Asian:	0.0	0.1	0.0	0.3	Related/Single Parent:	44.9	45.4	17.1	21.3
American Indian/Alaska Native:	0.0	0.2	0.0	0.0	Related/Two Parent:	11.9	33.9	22.4	1.6
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.9	4.0	4.6	0.3
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.6	0.0	0.0					
ETHNICITY:									
Hispanic	16.1	51.2	11.2	10.2					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.5	13.5	34.2	67.2	Section 8:	12.7	0.2 [#]		
2 Persons:	23.7	10.1	30.9	19.1	HOME TBRA:	0.0			
3 Persons:	14.4	39.3	15.1	8.6	Other:	5.1			
4 Persons:	8.5	18.1	6.6	3.5	No Assistance:	82.2			
5 Persons:	11.9	11.7	6.6	1.6					
6 Persons:	5.9	5.5	3.9	0.0					
7 Persons:	2.5	1.1	1.3	0.0					
8 or more Persons:	2.5	0.7	1.3	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		7		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Racine State: WI Group Rank: 71
(Percentile)
State Rank: 4 / 10 PJs Overall Rank: 73
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	81.35	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.16	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

